

Where there are groups who share a common view on how they wish to see the Plan modified, it would be helpful for that group to send a single representation, rather than separate representations which repeat the same points. In such cases, the group should indicate how many people it is representing and how the representation has been authorised.

### Assistance

We appreciate that the requirements of this consultation are very different to previous consultations undertaken on the Plan. If you would like to speak to a Planning Officer, you can contact a member of the Strategic Plans Team to discuss your representation on **0191 561 1577** or **email: [planningpolicy@sunderland.gov.uk](mailto:planningpolicy@sunderland.gov.uk)**

Alternatively you can drop in to one of the events held across Sunderland during the consultation period to talk to a Planning Officer. Dates and times are advertised on the council webpage at: [www.sunderland.gov.uk/CSDP](http://www.sunderland.gov.uk/CSDP)

# Core Strategy and Development Plan 2015-2033 Publication Draft

## Representation Guidance (Regulation 19)



Sunderland City Council is consulting on the Sunderland Core Strategy and Development Plan 2015-2033 Publication Draft (the Plan) from Friday 15 June to Friday 27 July 2018. This is the final opportunity to have your say before Sunderland City Council submits the Plan to the Secretary of State for the Ministry of Housing, Communities and Local Government for examination.

The Core Strategy and Development Plan 2015-2033 Publication Draft and supporting documents can be viewed at [www.sunderland.gov.uk/csdp](http://www.sunderland.gov.uk/csdp).

This consultation is slightly different to previous rounds of consultation. Although it will be run by the council, its purpose is to seek your views on whether the Plan and associated documents are sound (i.e. appropriate, based on robust evidence and consistent with government policy) and legally compliant. To explain what this means, we have prepared this guidance note.

It is very important that any comments you make at this stage of the Plan are linked to these requirements or soundness tests in order to be considered by the Planning Inspector.

The quickest and easiest way for you to respond is online at <http://sunderland-consult.limehouse.co.uk/portal>. You will need to register to make a representation. If you have already registered during a previous consultation simply enter your username and password.

If you prefer, you can download the representation form and guidance note from the council website [www.sunderland.gov.uk/csdp](http://www.sunderland.gov.uk/csdp) or you can pick up copies from a drop in event or Sunderland Civic Centre Reception.

All feedback should be returned by 5pm on 27 July 2018 via:

- Online at <http://sunderland-consult.limehouse.co.uk/portal>
- Email: [planningpolicy@sunderland.gov.uk](mailto:planningpolicy@sunderland.gov.uk); or
- Post to: Strategic Plans, Civic Centre, Burdon Road, Sunderland SR2 7DN

**The following guidance will help you to complete questions asked of you in the Representation Form.**

## Is the Plan legal?

An Independent Planning Inspector will be appointed to assess whether the Plan meets the legal requirements of section 20(5) (a) of the Planning and Compulsory Purchase Act 2004 and the Duty to Co-operate under section 20(5) (c), to be considered lawful. The Planning Inspector will assess legal and procedural compliance before going on to assess the Plan's soundness.

You may wish to consider the following before making a comment on the legal and procedural compliance of the Plan:

- Whether the Plan has had regard to the National Planning Policy Framework and National Planning Practice Guidance issued by the Secretary of State;
- Whether the Plan has met the requirements of the Duty to Cooperate. The Localism Act 2011 section 110 and National Planning Policy Framework paragraphs 178 – 181 requires local planning authorities, county councils and public bodies to cooperate with each other to address strategic, cross boundary issues in the preparation of development plan documents. National Planning Practice Guidance details further information about the Duty to Cooperate [www.gov.uk/guidance/duty-to-cooperate](http://www.gov.uk/guidance/duty-to-cooperate)
- Whether the Plan has been prepared in accordance with the Local Development Scheme (LDS) [www.sunderland.gov.uk/LDS](http://www.sunderland.gov.uk/LDS). The LDS is a schedule of all Local Plan documents that are being prepared for the area, along with timescales for their preparation. It details the council's priorities for their order of preparation and identifies the relevant budget and resource to undertake this work;
- Whether the Plan has been written and consulted upon in accordance with the council's Statement of Community Involvement (SCI) which can be found at [www.sunderland.gov.uk/planningpolicy](http://www.sunderland.gov.uk/planningpolicy). A SCI sets out how the council will engage with local communities and stakeholders in the preparation of Local Plan documents;

- Whether the Plan complies with the Town and Country Planning (Local Planning) (England) Regulations 2012 and Amendment 2017. The council must publish the documents prescribed in the regulations and make them available at their principal offices, consultation venues and on their website;
- Whether appropriate notifications have been made; and/or
- Whether a Sustainability Appraisal has been undertaken to assess the social, environmental and economic impacts of each stage of the Plan, and been made available at each stage of the consultation process for public viewing.

## Is the Plan sound?

If the appointed Planning Inspector is satisfied that all legal and procedural requirements have been satisfied, the Inspector will go on to examine whether the Plan meets the four tests of soundness identified in paragraph 182 of the National Planning Policy Framework. The Inspector will consider whether the Plan has been:

1. **Positively prepared:** This means that the Plan's evidence base has objectively assessed the need for homes, jobs, services and infrastructure requirements for the city and has taken into account unmet requirements from neighbouring authorities, where reasonable to do so. Objectively assessed needs must contribute towards achieving sustainable development.

If you think that our evidence base assessments and policies have not been objectively assessed or fail to take account of unmet requirements from neighbouring authorities' need, your comments will relate to the "positively prepared" criteria of soundness.

2. **Justified:** This means that the Plan's evidence base, from which the policies are derived, is balanced, credible and robust. The policies identified in the Plan must form the most appropriate development strategy for the city when compared to alternative strategies which have previously been consulted upon.

If you think that the evidence does not support the strategy identified in the Plan or there are other alternative strategies that have not been taken into consideration, your comments will relate to the "justified" criteria of soundness. If your representation relates to a specific Housing Growth Area or Strategic Site, your representation will most likely need to be made under the "justified" soundness test.

3. **Effective:** This means that the Plan can demonstrate and prove that it can deliver what it sets out to do within the timeframe of the Plan.

If you think that there has been insufficient joint working on cross boundary issues, individual policies cannot deliver what they set out to do, or that the overall strategy set out within the Plan will not happen, your comments will relate to the "effectiveness" criteria of soundness. It would be helpful if you could explain why you think a policy/policies/strategy is not effective and provide any evidence in support of your explanation, where possible.

4. **Consistent with national policy:** This means that the policies and strategy within the Plan should align with the policies in the National Planning Policy Framework and help to deliver sustainable development.

If you think that there are clear and convincing reasons for doing something different (i.e. a departure from the strategy identified in the Plan) or that the policies in the Plan do not accord with the NPPF, your comments will relate to the "consistent with national policy" test of soundness.

## General advice

If you wish to make a representation seeking a modification to the Plan or part of the Plan you should make clear in what way the Plan or part of the Plan is inadequate having regard to legal compliance, the duty to co-operate and the four requirements of soundness set out above. You should try to support your representation with evidence, showing why the Plan should be modified. It will be helpful if you also say precisely how you think the Plan should be modified. Representations should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not be a subsequent opportunity to make further submissions based on the original representation made at publication. After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.